

Property Information		Request Information		Update Information
File#:	1111111	Requested Date:	01/23/2025	Update Requested:
Owner:	CITICOMMUNITIES LLC	Branch:		Requested By:
Address 1:	22148 Clinton Ave	Date Completed:	01/27/2025	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Port Charlotte, FL 33954	# of Parcel(s):	1	

Notes

CODE VIOLATIONS	<p>Per Charlotte County Department of Zoning there are No Open Code Violation case on this property.</p> <p>Collector: Charlotte County Community Development Payable: 18400 Murdock Cir, Port Charlotte FL 33948 Business# (941) 743-1201</p>
PERMITS	<p>Per Charlotte County Department of Building there is an Open permit on this property.</p> <p>Permit #: 20230103791 Permit Type: Residential Single Family</p> <p>Collector: Charlotte County Community Development Payable: 18400 Murdock Cir, Port Charlotte FL 33948 Business# (941) 743-1201</p>
SPECIAL ASSESSMENTS	<p>Per Charlotte County Treasurer's Office there are No Special Assessments/liens on the property.</p> <p>Collector: Charlotte County Treasurer Payable: 18500 Murdock Cir, Port Charlotte, FL 33948 Business# 941-743-1350</p>
DEMOLITION	NO
UTILITIES	<p>Water/Sewer/Trash</p> <p>The property is Vacant, and it not currently serviced for public utilities</p>



Real Property Information for 402202182014 for the 2025 Tax Roll

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.
 If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

Owner:

Property Location:

CITICOMMUNITIES LLC 1061 NASH DR CELEBRATION, FL 34747 Ownership current through: 12/31/2024	Property Address: 22148 CLINTON AVE
	Property City & Zip: PORT CHARLOTTE 33954
	Business Name:

General Parcel Information

Sales Information

Taxing District:	104
In City of Punta Gorda:	NO
Current Use:	VACANT RESIDENTIAL
Future Land Use (Comp. Plan):	Low Density Residential
Zoning Code:	<u>RSF3.5</u>
Market Area / Neighborhood / Subneighborhood:	01/08/00
Map Number:	4A02N
Section/Township/Range:	02-40-22
SOH Base Year:	
Waterfront:	NO

Date	Book/Page	Instrument Number	Selling Price	Sales code	Qua
11/3/2021	<u>4870/331</u>	<u>3018005</u>	\$8,400	VACANT	
12/20/2004	<u>3093/87</u>	<u>1626626</u>	\$100	VACANT	
12/1/2004	<u>2636/1206</u>	<u>1335784</u>	\$22,000	VACANT	
2/1/2004	<u>2399/2090</u>	<u>1153206</u>	\$11,000	VACANT	
2/1/2004	<u>2521/2142</u>	<u>1238524</u>	\$100	VACANT	
1/1/2004	<u>2385/743</u>	<u>1141968</u>	\$4,900	VACANT	

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.

Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0064G	OUT	OUT	X	12015C	Outside of CBRA Zone	120061	0 NAVD88	

*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.

For more information, please contact Building Construction Services at 941-743-1201.

2024 Certified Tax Roll Values, as of January 1, 2024

Approach	County	City	School	Other
Certified Just Value (Just Value reflects 193.011 adjustment.):	\$17,000	\$17,000	\$17,000	\$17,000

Certified Assessed Value:	\$12,497	\$12,497	\$17,000	\$12,497
Certified Taxable Value:	\$12,497	\$12,497	\$17,000	\$12,497

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PCH 050 3145 0003	0000	RSF3.5	LOT	1	0	\$20,000

*Land Value does not include 193.011 adjustment.

Land Value may be adjusted due to scrub jay habitat. You can access [the Board of County Commissioner's website](#) to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the [County's Natural Resources web site](#).

Legal Description:

Short Legal: PCH 050 3145 0003	Long Legal: PORT CHARLOTTE SEC50 BLK3145 LT 3 320/550 2385/743 2399/2090 2521/2142 2636/1206 3093/87 TD4870/331
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Data Last Updated: 1/23/2025- Printed On: 1/23/2025.

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Lien Search Report

Property Address:
22148 Clinton Ave
Port Charlotte, Florida 33954

Effective Date:
01/23/2025

Folio#: 402202182014

Code Enforcement			
Case #:	Violation:	Lien Amount:	Status:
None Found			
Septic			
Septic Case #:	Septic Lien Amount:	Septic Status:	Septic Inspection Needed?:
None Found			No
Permits			
Permit:	Type:	Status:	
20230103791	Residential Single Family	Permit Issued	
Total Due:			\$0

Questions?
 Building Permits: 941-743-1201
 Code Compliance: 941-743-1201
 Finance: 941-743-1245
 Septic Compliance: 941-624-7200, ext. 4

All recorded liens may be found in the official records of Charlotte County: <https://recording.charlotteclerk.com/>
 Unless the corresponding case is active, all lien amounts are considered the payoff amount.

Any monies showing due on this report must be made out to CCBC and mailed to below address. PLEASE reference the case numbers(s) on the check:
 Charlotte County Community Development
 18400 Murdock Circle
 Port Charlotte, FL 33948

All information provided expires at the end of the month listed on this report. Charlotte County does not charge interest.

THIS COMPANY, in issuing this Municipal Information Report Report (hereinafter referred to as the "Report"), assumes no liability on account of any instrument or proceedings which may contain defects that would render such instrument or proceedings null and void or defective. All information pertaining to the Property are assumed to be good and valid. Customer, by accepting this Report, agrees to indemnify and hold Company harmless from any claims or losses in excess of the limited amount agreed upon by the

parties. This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property. This report should only be relied upon for unrecorded matters.